

Applicant: Kobelt Residence  
Location: 54 Gardiner Street

Item # 6b

The proposal for the referenced property is to raze the existing house and construct a new residence in the same general location as the existing dwelling and to make it compliant with the zoning regulations. The regulated activity we are seeking a permit for is to construct a portion of the house, driveway and patio along with some regrading within the 50 foot upland review area. Other work proposed associated with this property is the installation of a stormwater management system. Wetlands are located on the easterly half of the property as identified by the soil scientist.

Item # 6c

Please see the attached proposed feasibility site plan for the referenced property.

Item # 6d

Please see the attached proposed feasibility site plan.

Item # 6e

The method of construction for this property will consist of razing the existing dwelling and removing trees and stumps within the area of the proposed house and stormwater management system and within the areas around the proposed house. Silt fence backed with a wooden snow fence will be installed along the edge of the flagged wetlands and down gradient of all cut and fill areas and maintained throughout the life of the project until the area is stabilized. Once this is completed then the house can be razed and the foundation excavated and the driveway can be roughed in by removing the topsoil and stockpiling for future use. The anti-tracking pads will be installed once the driveway is roughed in. The topsoil shall be stripped from the proposed house site and stockpiled for future use.

The machinery used will be, but not limited to, an excavator and a dump truck. Access to the site will be via the new driveway/curb cut from Coachlamp Lane. Once the driveway has been roughed in then the excavation for the foundation can begin. The footings and foundation can be installed and backfilled then the construction of the house can begin. While the house is under construction the installation of the site utilities can begin which will include the connection to the sanitary sewer, underground utilities and detention systems. Once all rough grades are completed spread the topsoil, rake and seed the lawn area. The silt fences are to remain in place until the area has been stabilized.

Item # 6f

Please see the attached site engineering report as it relates to the surface runoff.

Please see the site plan for the sedimentation and erosion controls for the development of this property.

Item # 6g

The purpose of the proposed activity is to construct a new single family residence in the same general location as the existing residence and to make the proposed dwelling compliant with the zoning regulations.

Item #7

See the attached sheet for the adjacent property owners.

Item # 12 Alternatives Considered

Alternative # 1:

This alternative considered was to construct the new dwelling parallel to Coachlamp Lane. This alternative was not considered because it would require filling of the wetlands.

Alternative # 2:

This alternative considered was to construct the new dwelling in the same general location as the existing house but slide it back behind the front yard setback so that it is compliant with the zoning regulations. Due to the easterly half of the property being wetlands most of the work on the rear portion of the house including the patio and grading will require work within the upland review area. This will include the stormwater management system. This alternative is the one that is before the Commission for consideration.